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Development Control
Application No C/10/68017
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21 January 2011

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. C/10/68017

In pursuance of their powers under the above Act and in accordance with your application received on 18 October 2010, with subsequent amendments dated

09/12/2010

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Single storey side & rear & first floor rear extensions to provide additional accommodation

Site: Hollybank, 41 Winchester Street, Botley, Southampton, SO30 2EB

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: P01A, P02F, P03B, P04E, P05, P06, P07A. Reason: To ensure that the development is completed in accordance with the approved plans.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.

a: The ground floor levels above ordnance datum of all buildings.

b: The alignment, height and materials of all walls, fences and other means of enclosure

(4) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details.
Reason: To ensure that the external appearance of any building is satisfactory.

(5) Details of Contractor's site hut location and any areas designated for the storage of building materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features are not damaged.

(6) Prior to the commencement of development details and layout of the drainage scheme for the development shall be submitted to, and approved by, the local planning authority. The development must accord with these approved details.
Reason: To ensure the site is adequately drained.

(7) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(8) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained, including those areas marked out on the plan as being for staff use only (spaces 7 - 10) and unallocated to the front of the site, in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times.
Reason: In the interests of highway safety/amenity.

(9) Prior to the commencement of development details of the secure cycle storage shall be submitted to, and approved in writing by, the local planning authority. The development must accord with these approved details prior to the use of the extension. Reason: To ensure adequate secure cycle parking is available.

(10) The landscape scheme must be completed within 12 months from the completion of the building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning

Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(11) No additional or altered window shall be constructed in the side and rear elevations of the building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(12) The following windows indicated in blue on the permitted plans (communal bathroom and office on ground floor - south side) shall be obscure glazed and shall be non-openable. The development must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(13) The following windows indicated in green at first floor on the permitted plans (staff wc on north elevation, ensuite for bedroom 17 and landing window on south side) shall be obscure glazed and hinged so as not to result in overlooking of the adjoining gardens should the window be opened. The development must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(14) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(15) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(16) The tree protection measures hereby approved on plan no. P05 shall be in place prior to commencement of development and shall be retained during the duration of the construction of the extensions hereby approved. Reason: To protect natural features worthy of retention.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies.
28.ES, 45.ES, 59.BE, 100.T, 101.T, 104.T, 191.IN
South East Plan

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)